



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777

Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 52
Comm #: 54656-2445-04-A
BRRTS #: 03-42-234992
Site Name: Rasmussen Building
Site Address: 604 E Wisconsin St, Sparta, 54656
Site Manager: Amy Lesik
Address: 1300 W Clairemont Ave
City, State Zip: Eau Claire, WI 54702-4001
Phone: 715-839-2906
e-mail: amyl.lesik@wisconsin.gov
Bid Manager: David Swimm
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 264-8766
e-mail: David.Swimm@Wisconsin.Gov

Bid-Start Date:	December 03, 2007
Questions must be received by (See Section 2 (B)):	December 17, 2007, 4:00 PM
Responses will be posted by (See Section 2 (B)):	January 04, 2008
Bid-End Date and Time:	January 18, 2008, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Quality Quick Print-Eau Claire, 1213 Menomonie St, Eau Claire, WI 54703
Phone: (715) 836-0049 Fax: (715) 836-7704

SECTION 2 – Site-Specific Bid Requirements

General Comments

The site was a gas/service station from ~1939 to the late 1980's. Five 500-gallon UST's were removed in the mid-80's (three leaded, one diesel, and one unleaded). The building on-site is currently used as offices, sport/bait shop, and an auto body shop.

In 1999 the DOT found contamination while working on the Farmers Valley Creek Bridge, located 250' north of the site. 100 cy of contaminated soil was removed from that location.

An investigation began in 2000. Seven monitoring wells and one piezometer were installed. Three of the MW's have had free product, which spans from MW-1 (at the source), to MW-5 (the well nearest to Farmers Valley Creek, which is a Class I Trout Stream). Based on the investigation results, detected contaminated soils are limited to the smear zone (including soils in the locations of the former USTs).

In 2005, four 4-inch diameter free product sump wells with 15 foot screen were installed in the areas of measured free product. Free product/ contaminated groundwater pumping events took place every six weeks for 18 months using a vacuum truck from all four free product sump wells. A detailed assessment of vapor migration risk to the two residences north of the source property, the Brenengan car dealership across East Ave. from the site, and the building on the source property was completed in 2006. Farmers Valley Creek was also sampled for PVOCs and naphthalene, and inspected for seeps from 2005 to 2007.

The geology consists mainly of very fine to medium-grained sand from the surface to 40'. No bedrock was encountered. The water table ranges from 11.5' to 18.5' and flow direction is west-northwest. There are utility services in the immediate vicinity of the free product area.

The site is located along East Avenue, which is a major thoroughfare across the La Crosse River. Bidding contractors should be aware that this may require special permits and/or drill time restrictions.

Environmental Factors Present

Petroleum product that is not in the dissolved phase is present with a thickness of .01 feet or more, and verified by more than one sampling event.

Documented contamination discharges to a surface water or wetland.

Minimum Remedial Requirements

Conduct quarterly surface water sampling from Farmers Valley Creek in January, April, July and October from the SW1, SW2, SW3, and SW4 locations (12 events total). Analyze the samples for PVOCs, naphthalene, and lead. During each surface water sampling event inspect the creek and creek bank for visual indications of seeps.

Conduct semi-annual groundwater sampling from MW-1, MW-2, MW-3, MW-5, and MW-8 for 3 years (6 events total) and dispose of produced waste. Analyze the samples for PVOCs, naphthalene, and lead. Measure water levels in all well in the monitoring network, including recovery wells RW-1 through RW-4 during each semi-annual round, and measure the thickness of any LNAPL encountered. If LNAPL is encountered contact DNR and Commerce as soon as practical and request from Commerce a bid

cost cap modification to collect a LNAPL sample for the lab physical properties indicated under contingencies below.

Starting at the end of the first year (coincident with the second round of sampling) conduct annual groundwater sampling for natural attenuation indicator parameters from all the wells (excluding the recovery wells) in the monitoring network (2 events total). At a minimum, NA parameters must include Dissolved Oxygen, Ferrous Iron and Nitrates.

No later than 30 days after receipt of the laboratory analytical reports for the second and fourth rounds of groundwater monitoring, submit brief letter reports detailing all site activities to date (i.e. quarterly surface water sampling results, semi-annual groundwater monitoring sample results, water table elevations, NA parameters, MW7 information, thickness of LNAPL (if encountered), etc.). A final letter report, updated maps, tables, narratives and other information not previously submitted shall be provided to both the DNR and Commerce within a 30 day period after receiving the laboratory results for the final (6th) round of groundwater monitoring.

Note:

The scope of work (and budget) for this bid specification may be truncated at any time if jointly determined by DNR and Commerce that conditions have changed. For example, significant LNAPL presence or significant contamination detected in the creek may necessitate a revision of the remedial plan. The line item costs provided on Page 2 of the Bid Response will be used to adjust the bid cost cap if the full scope of work bid is not completed.

While not part of the bid cost cap, DNR would like the consultant to locate the apparently lost well at MW-7. If the well can not be located, the work done to attempt to locate the well shall be reported and the reason for it being lost should also be reported

Contingencies:

If MW-7 is found, it should be included in the water level measurements and natural attenuation indicator sampling. Indicate the cost for this additional sampling as a contingency item on Page 2 of the Bid Response.

If LNAPL is encountered collect a sample for the following physical lab analyses: viscosity, density, and three interfacial tensions (LNAPL/water, LNAPL/air, and water/air).

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.

3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.

- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.

7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Rasmussen Building

COMMERCE #: 54656-2445-04

BRRTS #: 03-42-234992

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Rasmussen Building

COMMERCE #: 54656-2445-04

BRRTS #: 03-42-234992

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

3 years of semi-annual groundwater sampling (6 events), including water level measurements, LNAPL check and measurement and waste disposal	\$
Annual natural attenuation indicator parameter sampling (2 events)	\$
Quarterly creek surface water sampling and creek bank inspection (12 events)	\$
Reporting - 3 paper submittals as indicated and electronic reporting to Commerce	\$
PECFA Claim Preparation	\$
Total Bid Amount	\$
CONTINGENCY COSTS (Will be Approved and Added to the Bid Cap as Needed)	
Additional groundwater sampling and water level measurements if MW7 is found	\$
LNAPL sample collection and physical property lab testing (viscosity, density, and three interfacial tensions)	\$